

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

27 Hillingdon Drive, Diamond Creek Vic 3089

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$820,000 & \$870,000

Median sale price

Median price \$831,000 Property Type House Suburb Diamond Creek

Period - From 01/01/2020 to 31/03/2020 Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	39 Kamarooka Dr WATTLE GLEN 3096	\$885,000	09/04/2020
2	19 Fyffe St DIAMOND CREEK 3089	\$870,000	02/03/2020
3	7 Everard St DIAMOND CREEK 3089	\$830,000	27/05/2020

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

17/06/2020 11:36

27 Hillingdon Drive, Diamond Creek Vic 3089

Graham Caulfield

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 4  2 

Property Type: House

Land Size: 1101 sqm approx

Agent Comments

Indicative Selling Price

\$820,000 - \$870,000

Median House Price

March quarter 2020: \$831,000

Comparable Properties



39 Kamarooka Dr WATTLE GLEN 3096 (REI)

Agent Comments

 4  2  2

Price: \$885,000

Method: Private Sale

Date: 09/04/2020

Rooms: 6

Property Type: House

Land Size: 812 sqm approx



19 Fyffe St DIAMOND CREEK 3089 (REI)

Agent Comments

 3  2  2

Price: \$870,000

Method: Private Sale

Date: 02/03/2020

Property Type: House (Res)



7 Everard St DIAMOND CREEK 3089 (REI)

Agent Comments

 4  2  2

Price: \$830,000

Method: Private Sale

Date: 27/05/2020

Rooms: 6

Property Type: House

Land Size: 835 sqm approx

Account - Selling Homes Melbourne | P: 03 84186455



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.